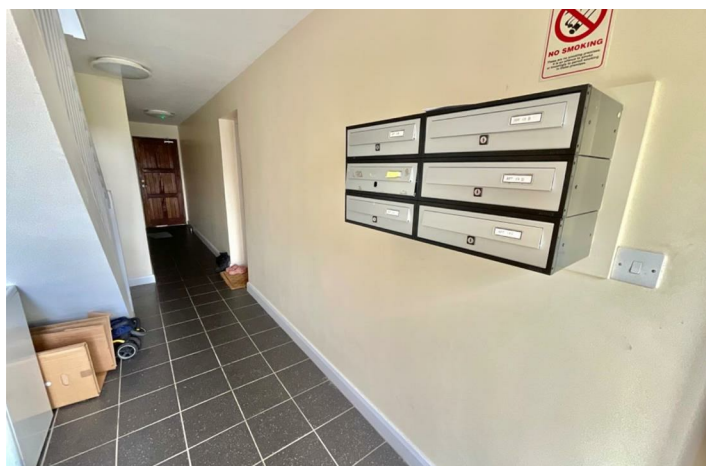
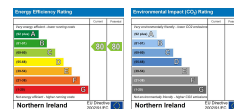




17D Heath Lodge Avenue  
Belfast, BT13 3WH

Offers in the region of  
**£95,000**



# 17D Heath Lodge Avenue

, Belfast, BT13 3WH

Offers in the region of £95,000



ATTENTION INVESTORS!! A superb first floor apartment in a highly regarded residential location which benefits from a long term tenant paying £675PCM.

Internally the dwelling comprises of an entrance hallway, open plan reception with Juliet, modern fitted kitchen with Juliet balcony, classic white bathroom suite and two well proportioned bedrooms. Outside there is a secure gated car park with two allocated spaces.

The property further benefits from gas fired central heating and uPVC double glazing throughout.

Heath Lodge Avenue is conveniently located close to many leading shops and amenities and shared excellent transport links with Belfast City Centre.

Contact Rea Estates NOW for further details or to arrange an appointment to view.

## ADDITIONAL INFORMATION

Monthly Management Fee: £99  
Annual Rates: £534 per annum

## Ground Floor

### Communal Entrance Hall

Intercom access, leading to secure car park

## First Floor

### Hallway

Hardwood front door with door viewer, panelled radiator

### Living Room 20'5" x 11'0" (6.23m x 3.37m)

Juliet balcony, double panelled radiator, dining space

### Kitchen 11'6" x 8'4" (3.53m x 2.56m)

Modern fitted kitchen with a wide range of high and low level units, tiled splash backs and contrasting worktops, integrated oven and 4 ring gas hob with extractor hood, stainless steel sink and drainer with mixer taps, enclosed storage cupboard, plumbed for washing machine, space for fridge freezer, double panelled radiator, vinyl flooring.

### Bathroom

Classic white bathroom suite including low flush WC, pedestal wash hand basin and panelled bath with shower attachment overhead, vinyl flooring, tiled walls, panelled radiator

### Bedroom 1 10'0" x 13'0" (3.05m x 3.98m)

Enclosed storage cupboard, double panelled radiator

### Bedroom 2 10'1" x 12'6" (3.08m x 3.83m)

Enclosed storage cupboard, double panelled radiator

### Outside

Secure gated access with two designated parking spaces



**Rea Estates**  
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## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

### VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.